

54-3-18

4525

48-33

WARRANTY DEED

027662

PHILIP J. SMITH and KATHLEEN Q. SMITH of Waterville, County of Kennebec and State of Maine for consideration paid, grant to SUSAN W. NEWKIRK-SANBORN of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning in the easterly line of Burleigh Street at a point one hundred fifty five and one tenths feet (155.10) southerly measuring in said easterly line of said Burleigh Street from the intersection of said easterly line of said Burleigh Street with the southerly line of Gilman Street; thence running southerly on said Burleigh Street seventy (70) feet; thence running easterly and at right angles with the said easterly line of Burleigh Street ninety seven and one half feet (97 1/2'); thence running northerly and parallel with the said easterly line of Burleigh Street seventy (70) feet; thence running westerly at right angles with said easterly line of said Burleigh Street ninety seven and one half (97 1/2) feet to the place of beginning. Being lot number forty four (44) on a plan of Gilman Field, so called, made for the Waterville Land Company by John H. Burleigh, C.E., dated June 12, 1905 and on file in the Registry of Deeds in Kennebec County.

TRANSFER
TAX
PAID

This conveyance is made upon the express condition that no building other than a private dwelling house, private stable and their appurtenance (said dwelling house when fully completed, including plumbing and heating apparatus, to cost not less than two thousand five hundred dollars (\$2,500.00) shall be erected upon the above described premises, and that no part of any building including piazzas, porticoes, and bay windows, but not including doorsteps, shall be erected nearer to the easterly line of Burleigh Street than fifteen (15) feet.

This conveyance is also made upon the express condition and restriction that no such building shall be used otherwise than as a dwelling house and that no trade or mercantile business of any kind or nature be carried on upon said premises.

Being the same premises conveyed to Philip J. Smith and Kathleen Q. Smith by warranty deed of J. Scott Bolduc and Penny S. Bolduc dated 1983 and recorded in the Kennebec County registry of Deeds in book 2612, Page 133.

WITNESS our hands and seals this 19th day of November, 1991.

Kim M. [Signature]
WITNESS

2 [Signature]
PHILIP J. SMITH

Kim M. [Signature]
WITNESS

Kathleen Q. Smith [Signature]
KATHLEEN Q. SMITH

THE STATE OF MAINE
Kennebec, ss.

November 19th, 1991

Then personally appeared the above named PHILIP J. SMITH and
KATHLEEN Q. SMITH and acknowledged the foregoing instrument to be
their free act and deed.

Before me, Robert M. Marden
Notary Public

Print Name:

ROBERT M. MARDEN
ATTORNEY AT LAW - NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 5, 1995

RECEIVED KENNEBEC SS.

1991 DEC -2 AM 9:00

ATTEST: Norman Richard Marden
REGISTER OF DEEDS